079.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	524,200	/	524,200
USE VALUE:	524,200	/	524,200
ASSESSED:	524,200	/	524,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
277	-279	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG SHAOQING
Owner 2:	HUANG SUINING
Owner 3:	
Street 1:	23 CEDARCREST CIRCLE
Street 2:	
Twn/City:	WEST ROXBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02132 Type:

PREVIOUS OWNER

Owner 1:	GOMES JOHN F -
Owner 2:	-
Street 1:	P.O. BOX 1598
Twn/City:	SAGAMORE BEACH
St/Prov:	MA Cntry:
Postal:	02562

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 2080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10435.000	147,600	2,500	374,100	524,200
Total Card	0.240	147,600	2,500	374,100	524,200
Total Parcel	0.240	147,600	2,500	374,100	524,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 252.02 /Parcel: 252.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48987

GIS Ref

GIS Ref

Insp Date 10/05/18

!6428!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	147,600	2500	10,435.	374,100	524,200		Year end	12/23/2021
2021	104	FV	142,200	2500	10,435.	374,100	518,800		Year End Roll	12/10/2020
2020	104	FV	142,200	2500	10,435.	374,100	518,800	518,800	Year End Roll	12/18/2019
2019	104	FV	118,100	2600	10,435.	379,400	500,100	500,100	Year End Roll	1/3/2019
2018	104	FV	118,100	2600	10,435.	283,200	403,900	403,900	Year End Roll	12/20/2017
2017	104	FV	118,100	2600	10,435.	256,500	377,200	377,200	Year End Roll	1/3/2017
2016	104	FV	118,100	2600	10,435.	245,800	366,500	366,500	Year End	1/4/2016
2015	104	FV	117,600	2600	10,435.	208,400	328,600	328,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:54:05

LAST REV

Date	Time
10/16/18	13:39:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6428

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOMES JOHN F	32061-329		11/24/2000		255,000	No	No	4	
GOMES ADELINA	28003-180		12/22/1997	Family	99	No	No		A

USER DEFINED

Prior Id # 1:	48987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2005	533	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
5/27/2009	Measured	189	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
4/11/2001	Inspected	PM	Peter M
2/4/2001	MLS	HC	Helen Chinal
1/10/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10435		Sq. Ft.	Site		0	70.	0.51	5			Med. Tr	-10	Ledge	-10	Frontag	-10	374,075						374,100	

Total AC/HA:	0.23955	Total SF/SM:	10435	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 374,075	Spl Credit	Total: 374,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR	- Fair	40. %
Functional:	B	- Bsmt Proble	15. %
Economic:	N	- Neighborhoo	10. %
Special:			%
Override:			%
		Total:	54.33 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	88500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323232
Depreciation:	175612
Depreciated Total:	147620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

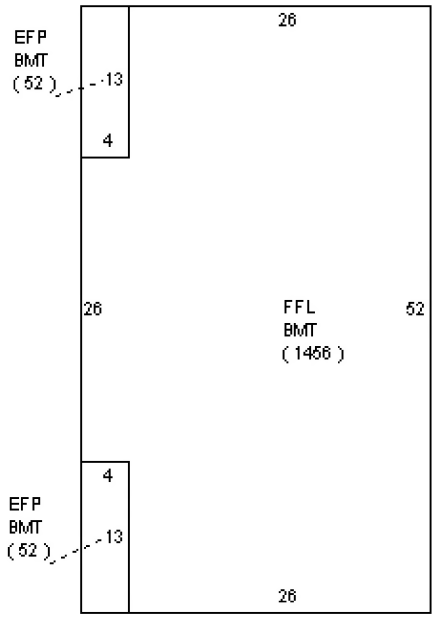
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	120.28
Special Features:	0	Val/Su Net:	47.31
Final Total:	147600	Val/Su SzAd	101.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,560	45.230	70,554
FFL	First Floor	1,456	133.650	194,594
EFP	Enclos Porch	104	52.870	5,498

Net Sketched Area:	3,120	Total:	270,646
Size Ad	1456	Gross Area	3120	FinArea	2080
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X20	A	AV	2000	9.13	T	15.2	104			2,500			2,500

More:	N	Total Yard Items:	2,500	Total Special Featues:		Total:	2,500